

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
PUBLIC MEETING AGENDA
WORKSESSION/REGULAR MEETING
NOVEMBER 4, 2010**

APPROVED 12/16/10

1. OPENING OF THE MEETING

The meeting was called to order at approximately 8:00 p.m.

Open Public Meetings Law Statement:

This meeting, which conforms with the Open Public Meetings Law, Chapter 231, Public Laws of 1975, is a Worksession/Regular Meeting of the Planning Board.

Notices have been filed with our local official newspapers and posted on the municipal bulletin board.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL:

PRESENT: Mayor Birkner
James Schluter, Vice-Chairman
Jaymee Hodges, Chairman
William Martin
Richard Bonsignore
Ann Costello
Councilwoman Cynthia Waneck
Thomas Constantine
Daniel Olivier (Alt. #1)
Otokar von Bradsky (Alt. #2)

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
By James Stevens, Esq.
Ed Snieckus, Burgis Associates, Board Planner
Louis Raimondi, Brooker Engineering,
Board Engineer

ABSENT: Philip Cerruti

A motion to go into open session was made by Ms. Costello, seconded by Mr. Schluter and carried.

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4. MINUTES: The Minutes of **9/23/10 & 10/14/10** were approved on motions made, seconded and carried.

5. CORRESPONDENCE:

1. Draft versions of Amendment to Modify LB-1 and LB-3 Zones from Ed Snieckus, Burgis Associates;
2. Letter of Resignation from Otokar von Bradsky as of January 1, 2011. Chairman Hodges commended Mr. von Bradsky for his willingness to serve and acknowledged his contributions to the Board and the Borough. Mr. von Bradsky thanked the Board and stated they could call upon him if needed. Applause was in order and followed.

6. RESOLUTIONS: None

7. VOUCHERS: None

8. PENDING NEW BUSINESS: None

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:
SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

1. 9 Van Buren LLC, 20 Carver Avenue (Academy Electric) -
Mr. Randall advised there were no requests for adjournment, and he heard their contract was terminated. Chairman Hodges stated nothing has been received from the Board Office, but he spoke with applicant, and because of numerous problems, they are not able to implement the project. Councilwoman Waneck also commented she spoke with the Construction Official, who indicated there were problems, but it had nothing to do with this Board. Mr. Randall and Chairman Hodges advised the application should be dismissed without prejudice. Mr. Martin asked what to do about the application fees and suggested waiting two weeks to hear from the attorney. Mr. Snieckus commented the Board was awaiting revisions to the plan, which were not received. Mr. Randall did not want to just leave it open out there. Mr. Martin suggested making a motion that if we do not hear from the applicant in the next two weeks, the matter will be dismissed without prejudice at the next meeting, and he moved with a second by Mr. Schluter. On roll call vote, all members voted yes.

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10. DISCUSSIONS:

1. Ordinance #06-11 - Amendment to LB Zone - Mr. Snieckus gave an overview followed by Board commentary. The principal uses allowed in the LB-1 District were set forth in the proposed Ordinances drafted by Mr. Snieckus. Other uses were discussed. The Board was in favor of adding gas stations as a conditional use to the zone. Convenience stores were discussed. Councilwoman Waneck suggested waiting for the new year, since the Borough will be re-examining the Master Plan. The Board agreed.

The Board moved on to the LB-3 zone discussion. This zone comprised the area South of Old Hook Road to the Emerson line. Mr. Snieckus again gave an overview, with specific commentary regarding adult senior day care. The facility should be licensed. The Board agreed to put the language specified in Par 1 under "Principal permitted uses allowed in the LB-3 District", i.e., the "Retail sale of appliances, furniture office equipment or similar bulky, durable items". Mr. Snieckus suggested a sports training facility. Mr. Martin commented no guns should be permitted. Mr. Snieckus stated gun stores are specifically prohibited in the Master Plan. Mr. Martin suggested a Farmer's Market, which is permitted in LB-1. Chairman Hodges suggested a doggie day care. Mr. Olivier recommended a live music venue or performance center, like the Bergen PAC in Englewood, or anything to do with the arts. It was noted that music studios/instruction studios were already included. Mr. Snieckus commented that performance was prohibited. The term cultural center was suggested. It was stated that would be good for the LB-1 District. Mr. Martin suggested it be included under conditional uses, also stating it was starting to come under Master Plan policies, which would be discussed next year. Councilwoman Waneck suggested holding it for Master Plan review.

Mr. Snieckus discussed his Memo dated 11/4/10 RE: Draft Amendment for Mixed-use Development in the LB-3 District as follows: The first floor would be limited to professional and/or medical offices only. Residential uses would be permitted on the second floor only. Mixed Use Commercial and Multifamily Residential Development would be added to the following uses to the current list of conditional uses in the LB-3 Zone. Various standards were set out, including area and bulk standards, buffer areas, design standards, landscaping, etc. Board commentary followed. Mr. Bonsignore had mixed feelings about the

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design standards which were too restrictive. Mr. von Bradsky suggested veterinary offices. The Chairman had a question on page two regarding garage entrances facing the side or rear yard only. Ms. Costello asked how they would enter the building. Mr. Snieckus elaborated. Councilman Waneck suggested Mr. Snieckus prepare the revisions for review and a vote at the next meeting. Then it would go to the Mayor and Council for their next meeting.

There were no further questions and none from the public.

Mr. Snieckus spoke about Sustainability Plan Element utilized by other towns for purposes of possibly including it as a Master Plan element next year. This would be emailed to the Board Members. Councilwoman Waneck asked for Mr. Snieckus to provide a cost proposal for the Master Plan Analysis.

Chairman Hodges announced that on Saturday, November 27, 2010, the Westwood Post Office would dedicate a plaque to Sgt. Christopher Hrbek, right outside the Post Office at 1:00 p.m.

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 9:45 p.m.

Respectfully submitted,

MARY R. VERDUCCI, Paralegal
Planning Board Secretary